

## **Board of Water and Sewer Commissioner's Meeting July 6, 2022**

Agenda items may be taken out of order.

Present: Scott Zajkowski, Jay Spahl, Robert Sullivan, and George Patrinos

Absent: Tom Fournier and Bill Conley

In attendance: Jeremy Henrickson, Robert Lavigne, Jeff Faulkner, Paul Brinkman and Earl Gabor.

Scott opened the meeting at 6:30 pm with the Pledge of Allegiance

**Accept the minutes of the June 1, 2022, public meeting:** This was tabled to next meeting as there was not a quorum to accept the minutes, Bob was not at the last meeting.

**Reorganization:** Tabled to next month, the board would like a full board to reorganize.

**Robert Lavigne – Nichols College- Town Houses permission to tie into water and sewer:** Robert Lavigne the Vice President for Operations at Nichols spoke on behalf of the upcoming projects over the next few years to occur in phases. They are looking to construct townhouses on the southwest corner of the campus. They are looking for permission to permit 2 townhouses approximately 52 beds. The goal over the next several years is they want to take the modular buildings offline and looking to repurpose Budleigh in the future. Scott asked so this is not an increase this is just replacing beds, Bob Lavigne stated that is correct, we generally operate at around 1000 and the max occupancy for the college is around 1300. George stated that there is an 8" line that dead ends at the hydrant and would like to tap into that line. Jay asked about the sewer line. Bob Lavigne stated that they will have to run a sewer line. Jay then asked about Fire Protection and Bob Lavigne stated yes that is standard. And they also would like a hydrant up near the parking lot. Scott then asked so you are looking for permission to tie into water and sewer. George stated that they have the mains, and it shouldn't be a problem for them. A discussion occurred about the water and sewer mains.

***Jay made a motion to give Nichols College approval to tie into water and sewer for two townhouse buildings, Bob seconded the motion, no further discussion, a vote was taken, all in favor, passed unanimously.***

**Jeremy Henrickson – 35 Chase Ave – permission to tie into water and sewer:** Jeremy Henrickson the representative for DMA Holdings, Greatest Hits provided a presentation of the upcoming work at 35 Chase Ave. There will be a full renovation of the entire building site of the old mill on Chase Ave. There are some challenges with energy and water. The retail part is built and operational, behind that is the manufacturing and cultivation. Phase I was the retail, Phase II is the renovation. They are looking at getting a Special Permit for CHP – combined heat and power to build their own power plant on the property. The water issue is they are growing plants inside and need to duplicate the conditions of outside (lights, irrigation). The original usage of water was 179380 gallons/day, they have since refined the system to 6219-16991 gallons/day then when they add Phase III (new building) it will 20736-31104 gallons/day, that is an overview of the whole picture which will then total it out at a minimum of 32,455-53,595 maximum gallons/day usage. An informational sheet was provided to the board with nutrient information of discharge into the sewer system and that will be discussed with Webster Sewer. Scott asked if they knew where they most likely would fall in the usage range and Jeremy Henrickson stated

they are hoping to be at the maximum usage. A discussion occurred regarding the cooling tower and the new plan that they are going with.

Bob asked how much was going into the sewer and Jeremy stated that he could get that information to the board, he did not have it with him. George then asked if there was the possibility of a supply tank on site and a new larger water main around the neighborhood and if he has any experience in any other towns, he has worked in with the PFAS issue. Jeremy stated that reverse osmosis would be used for the PFAS. Discussion occurred regarding the reverse osmosis and how it is used for the plants and generating wastewater.

George stated so Phase III set to be finished in about 2 years from now. Jeremy said yes but that could change due to supply change and demand. Bob then asked if there was any pretreatment and Jeremy replied some places do but that is very costly. A discussion then occurred about the size of lines and meters that will be needed.

Jay stated there will need to be a larger water main for domestic and Fire Protection. George stated he would like to see an upgrade to Chase Ave and Schofield Ave to a 12" line. Jeremy asked how that would go, would it be customer contribution and could it be over a time period. George stated that we are just concerned with the issues of that line to provide you with water. Jay agreed with George there needs to be a new main. Jeremy asked if the ownness on the customer to complete this. George stated that this is an idea that could and should happen. A discussion occurred about what could happen if not upgraded and the things to think about. Jeremy then asked what else the board needed from him? Bob then stated that we are not ready to move on this tonight, would like information sent to Webster Sewer and Fire Flow requirements. The board will re-visit once it receives the additional information.

**Paul Brinkman- Webster True-up:** Paul provided and information sheet to the board which provided new interpretation of the original sheet provided to Dudley from Webster. He re-edited the sheet and made a clearer breakdown. Paul discussed the new and revised spreadsheet with the board. After reviewing the information Paul asked what approach do they want him to take with this?

Scott: Where do we go from here in your eyes?

Paul: There are 2 paths to take, one is to spend more time researching and nail all the information down or two, this is the information we have and talk to Webster regarding this.

Bob: I would like to see the questionable costs if should be included or not. We need to get 2011 and 2012 Dudley payments to Webster from the Town Treasurer. I also think this will go a lot smoother if done yearly.

Earl Ganbor, member of the Webster Sewer Commission: Part of the goal is a lot of time was spent on research and still see things aren't being resolved, it is creating more questions than answers. Webster was told by their Town Treasurer that since 2017 information has been sent to the Dudley Town Treasurer. Also, I feel the contract needs to be reviewed and updated.

Bob: I would like to see a little more information about the bond payments by Dudley.

A discussion occurred about how to get this going between Dudley and Webster and how communication will be done.

Scott: Communication should go through the water sewer office, not through the Treasurer. Thank you I think we have a good feel for this now.

The Water Sewer Department email was given to Earl Gabor for communication.

**Tighe and Bond Plumbing Change Order PS #1:** Jeff Faulkner from Tighe and Bond presented the Plumbing Change order which has previously been reviewed and discussed but never acted upon. Scott stated the rationale of being asked to spend \$32,000.00 to water in the sewer system when we just spent \$1.2 million on the I & I, which in the end will not really be necessary. Jay asked once all three stations are up and running will there be people working in there, will there be chemicals or just raw water. Do you really need a true plumbing system in the basement, do we really need plumbing in the building? Jeff Faulkner stated it is an old building which has 3 levels with rooms. Existing floor draining is down in the basement and there it goes into a sump pump and works as a floor drain and because it's considered commercial and cannot discharge floor drains out into the land and you have the Zone 1 water area right there as well. Discussion occurred about discharging a sump pump into the ground during the discussion Jeff stated he could reach out to DEP to ask for further clarification.

Jay stated we are spending all kinds of money; do you just spend it and move on? Bob stated that it is an annual expense for a sewer bill for steady constant flow into Webster.

Scott asked what the board's pleasure was.

***Jay made a motion to approve the change order and get this moving, Bob seconded the motion, no further discussion, a vote was taken, all in favor, passed unanimously.***

**Tighe and Bond – DN Tanks Bates Tank Change Order:** Jeff Faulkner from Tighe and Bond stated Bates Tank was drained and cleaned and when cleaned discovered concrete was soft by a structural engineer from DN Tanks and Tighe and Bond and they developed a recommendation to help extend the life of tank. Repair floor and coat floor and coat columns and joint around walls and meet at floor which is the potential source of leaking. Also overflow pipe was known to have a bad bracket but discovered overflow pipe is severely corroded. The repairs recommended extend the life. George stated there is a sump at level of pipe and is pumping out constantly. A discussion occurred about drainage and perimeter drains and if candy cane gets raised up to level it will cause back up of water.

Bob asked should we have the supports tested? Jeff Faulkner stated a structural engineer said the tank is in good shape for age. No structural integrity was brought up, testing the thickness of column was not brought up. More discussion occurred regarding the change order and details of the order.

Jeff Faulkner stated an area of reddish-brown material was found on wall and should be tested.

Bob made a motion to accept the Bates Tank Change Order for \$130,232.68 with an allowance of an additional \$1000.00 for testing, Jay seconded the motion, no further discussion, a vote was taken, all in favor, passed unanimously.

**Revolving Accounts regarding Engineering:** this item was taken out of order. Bob stated he is looking to see if there is a 53G account set up where they put money in for our engineers review of plans and see if water infrastructure can handle it. Wants this added to the peer review process for large scale projects through the Planning Board. Typical engineering review is \$5000.00 that is paid at a time, could cost more and upwards of \$30,000.00. The board asked George to speak with the Town Planner regarding this information.

Jeff Faulkner had a few other items to update the board on:

1. Sewer Asset Management Plan out and due 8/12, will find out in January if we made the list.
2. PFAS Treatment Plant awarded and there are two meetings next Wednesday, both contractors are ready to go.
3. Contracts are signed for both and submitted to the state.
4. Submitted Pot Ash Brook for review, should set up a meeting with Highway, Town Planner, Town Administrator and Water Sewer Superintendent to discuss.

**Bates Tank Deed:** The board was given a packet of information from the Assessor about the deed of Bates Tank and needing the area surveyed and recorded with the Registry of Deeds to show change of ownership to Town of Dudley. George will contact a surveyor that was on the list in Dudley and have a survey completed.

**Main Breaks and Bates Tank:** George stated that Bates Tank was discussed previously so went on to discuss main breaks. There have been eight breaks in all, they are listed in the Superintendent Report. There was excessive damage and limited manpower, with large boulders in the ground of the breaks. We are trying to regulate Bates Tank through SCADA to maintain pressure and it is an extreme amount of a balancing act. Thank you to the Water Department staff and to the Sewer Department staff, they have been there every step of the way.

**Cortis Road – Water Source:** Northeast GeoScience sent a statement regarding the history of looking for water on this property. George stated that he spoke with Jay Billings from NGI, and he was very pleased with recovery rates. They were out on the site last week doing testing and sampling to see what the quality comes back like, will be awaiting another report from NGI.

**Indirect Costs:** George stated that the Treasurer is ready to set something up to meet and discuss.

**Superintendent Report:** George presented the Superintendent Report for the boards review prior to the meeting. He stated that he is going to start pricing out a Dump Truck for the future. We have started using text and emails on the Rave Alert when a main break occurs during off hours. The 24 hr pump test results are in, and he is going to call DEP to get permission to use and he is happy with that. He purchased a new Ring Saw. On the Sewer side the SSO paperwork is going right on track.

**Public/Board Comments:** Bob asked if the SSO and the ERP were submitted, George stated that yes, they were. Scott stated that he stopped at most of the main breaks, and they been doing a great job under the circumstances.

Jay made a motion to adjourn, Bob seconded the motion, a vote was taken, all in favor, passed unanimously. Meeting adjourned at 9:09pm.

**\*\*Documents physically identified, discussed, considered, or voted by the Board: \*\***

Posted agenda for June 1, 2022, meeting at 6:30pm Room 315  
Email packet from J Henrickson re: 35 Chase Ave connection to Water and Sewer and packet  
Presented from J Henrickson during meeting.  
Email from Tighe and Bond regarding Plumbing Change Order PS #1  
Email from Tighe and Bond regarding DN Tank Bates Tank Change Order  
Email from Assessor regarding Bates Tank Deed  
Packet from NE GeoScience regarding possible water source on Cortis Road  
Superintendent Report

Respectfully Submitted,  
Jennifer Cournoyer, Administrative Assistant